

SOUTH RIDGE ANNEXATION ESTABLISHMENT OF ZONING MAP

LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO

ANNEXATION DESCRIPTION:

THAT PORTION OF THE SOUTH HALF OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARIMER COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26 AND ARE ASSUMED TO BEAR NORTH 01°02'40" EAST.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26;

THENCE ON THE WEST LINE OF SAID SOUTHWEST QUARTER, NORTH 01°02'40" EAST, A DISTANCE OF 1320.00 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID WEST LINE, NORTH 01°02'40" EAST, A DISTANCE OF 1,318.14 FEET, TO THE WEST QUARTER CORNER OF SAID SECTION 26, AND A POINT ON THE SOUTH LINE OF R & D DEVELOPMENT ANNEXATION NO. ONE;

THENCE ON THE NORTH LINE SAID SOUTHWEST QUARTER, AND THE SOUTH LINES OF R & D ANNEXATION NO. ONE, TWO AND THREE SOUTH 88°53'53" EAST, A DISTANCE OF 2601.80 FEET, TO A POINT ON THE WEST RIGHT OF WAY LINE OF LARIMER COUNTY ROAD 3E;

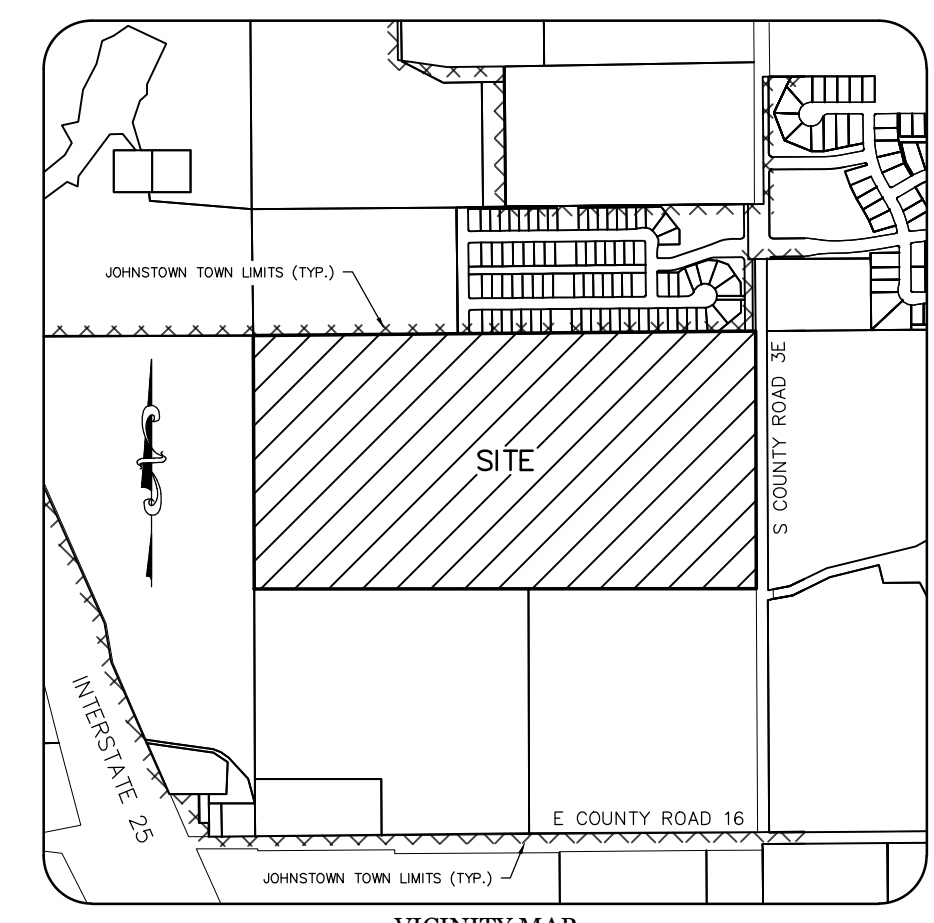
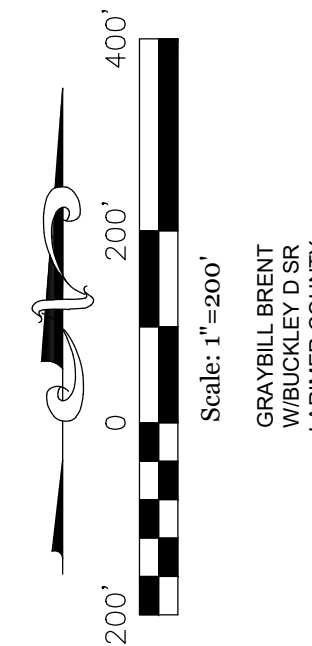
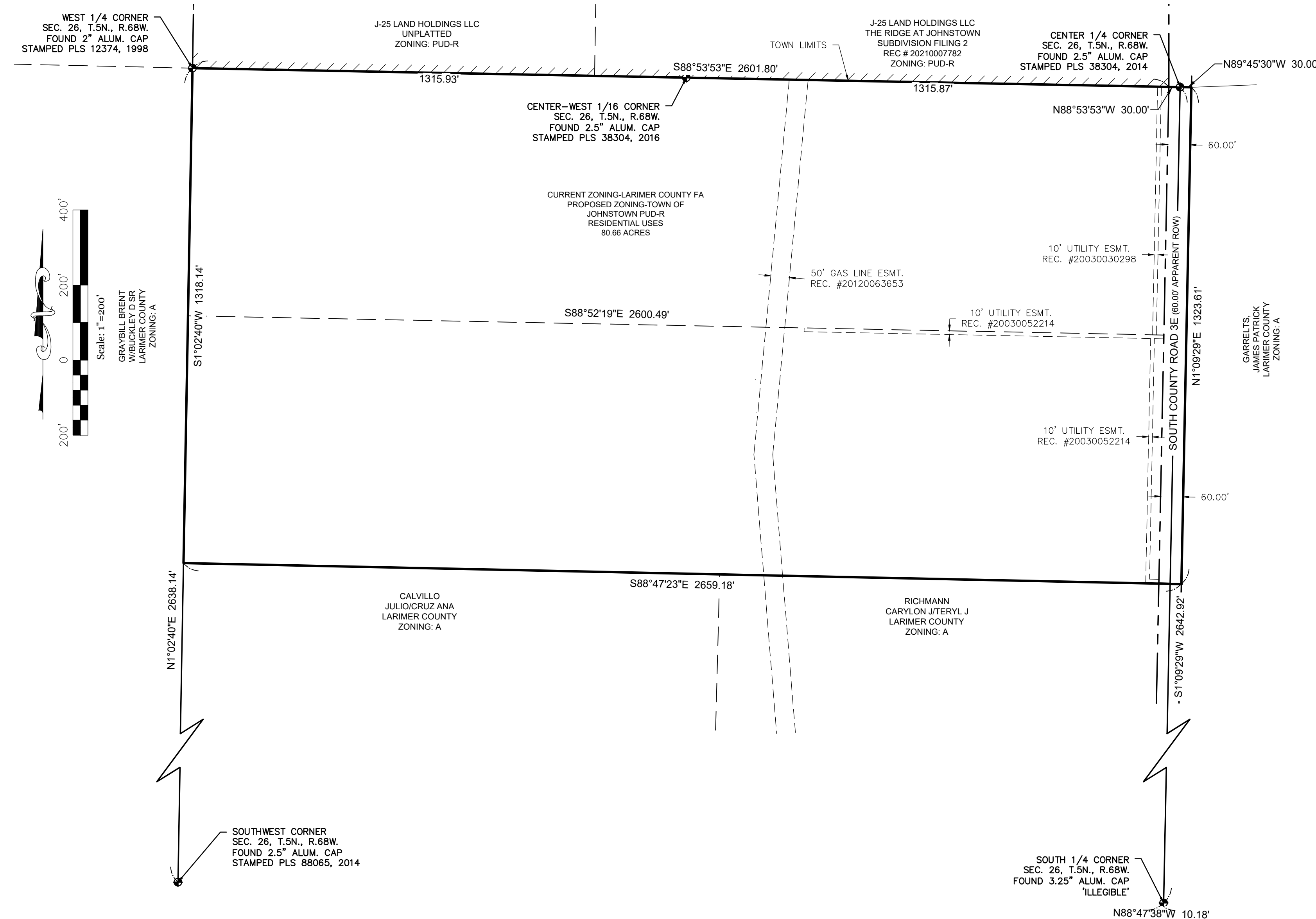
THENCE LEAVING THE SOUTH LINE OF R & D ANNEXATION NO. THREE AND CONTINUING ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, SOUTH 88°53'53" EAST, A DISTANCE OF 30.00 FEET, TO THE CENTER QUARTER CORNER OF SAID SECTION 26;

THENCE ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, SOUTH 89°45'30" EAST, A DISTANCE OF 30.00 FEET, TO A POINT THE EAST RIGHT OF WAY LINE OF LARIMER COUNTY ROAD 3E;

THENCE ON SAID EAST RIGHT OF WAY LINE, SOUTH 01°09'29" WEST 1,323.61 FEET;

THENCE N 88°47'23" W, A DISTANCE OF 2,659.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 80.66 ACRES.



LEGEND

- ◆ FOUND MONUMENT AS NOTED
- LINE-TYPES AND HATCHING
- EASEMENT
- RIGHT-OF-WAY
- RIGHT-OF-WAY CENTERLINE
- LOT LINE
- PARCEL LINE

OWNER:

BY: _____ AS: _____

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 2021.

LIENHOLDERS:

BY: _____ AS: _____

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 2021.

NOTARIAL CERTIFICATE:

STATE OF COLORADO)
 COUNTY OF LARIMER)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
 BY _____ AS _____ THIS ____ DAY OF _____, 2021.

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: _____

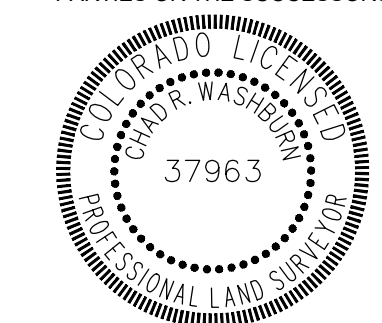
TOWN COUNCIL APPROVAL:

THIS MAP TO BE KNOWN AS SOUTH RIDGE ANNEXATION ESTABLISHMENT OF ZONING MAP IS APPROVED AND ACCEPTED TO THE TOWN OF JOHNSTOWN, COLORADO BY ORDINANCE NUMBER _____ PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE ____ DAY OF _____, 2021.

MAYOR _____ ATTEST: _____
 TOWN CLERK

SURVEYOR'S STATEMENT

I, CHAD R. WASHBURN, A COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS ZONING MAP IS AN ACCURATE REPRESENTATION OF THE PROPERTY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. I FURTHER STATE THAT THIS CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTIES OR THE SUCCESSORS AND/OR ASSIGNS.



CHAD R. WASHBURN
 COLORADO LICENSED PROFESSIONAL LAND SURVEYOR 37963
 FOR AND ON BEHALF OF WASHBURN LAND SURVEYING, LLC.
 970.232.9645

TITLE COMMITMENT NOTES:
 FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, WASHBURN LAND SURVEYING, LLC RELIED UPON TITLE COMMITMENT ORDER NUMBER 459-H0639005-820-GRO, BY HERITAGE TITLE COMPANY, WITH AN EFFECTIVE DATE OF MARCH 17, 2021 AT 5:30 P.M. AND TITLE COMMITMENT ORDER NUMBER 459-H0639006-820-GRO, BY HERITAGE TITLE COMPANY, WITH AN EFFECTIVE DATE OF MARCH 11, 2021 AT 5:30 P.M.

BASIS OF BEARINGS:
 BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH RANGE 68 WEST OF THE 6TH P.M., SAID LINE IS ASSUMED TO BEAR NORTH 1°02'40" EAST AND IS MONUMENTED AS SHOWN HEREON.

NOTICE
 ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF CERTIFICATION.